

STATEMENT OF ENVIRONMENTAL EFFECTS

DEVELOPMENT APPLICATION:

ADDRESS: 9 Murray Terrace EUSTON 2737
(Lot 1, Section 20 in Deposited Plan 758402)
(Lot 1 in Deposited Plan 92442)

PROPOSED DEVELOPMENT: Floating Pontoon

SITE CONSTRAINTS

There are no known site constraints for the subject site.

The subject site is located on the Murray River (see plans provided)

The riverbank is lined with native gumtrees however, the proposed pontoon will be sited in an area that is already clear of vegetation.

No vegetation will be removed as part of the proposed development.

POTENTIAL IMPACTS

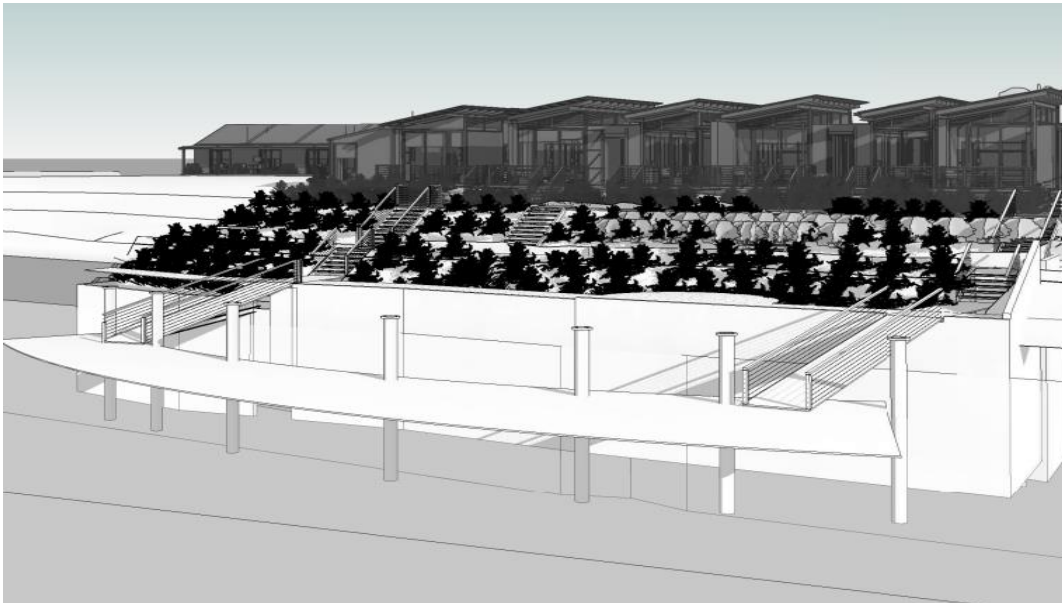
Tree removal or damage

The site is largely devoid of native vegetation other than river red gum trees therefore, impacts to vegetation will be minimal. Removal of native vegetation is not included as part of the application.

Visual and aesthetic impact including impact on residential areas, from outdoor storage etc

The area to be developed is currently landscaped with lawn and river red gums along the riverbank and shallows.

The development will have minimal visual impact when being viewed from the Motel/Cabins due to the ground floor cabins being 1.87 metres higher than the maximum RL of the trusses (cabins RL is 52.96, truss RL is 49.23). Direct line of view from the cabins will naturally gaze over and above the proposed pontoons.



Pontoon 3D view

Muted tones will be used where appropriate ensuring the development blends into the setting as much as possible.

Traffic generation, access and movement patterns including impacts on existing road system

There will be no additional vehicle traffic generated at the location of the development however, the development should generate more foot traffic. The development will enable club visitors and provide a launching point for water activities. Visitors of the Euston Club Motel & cabins will also be able to moor their boats making use of the river for relaxation, fishing, or water sports.

Impact on overland flow paths

There will be no impacts on any flow paths as a result of this development. If the river is in flood or serious drought, the access bridges and pontoons can easily be removed.

Waste management

The production of waste will be limited to the construction phase of the development. During construction, waste management will be a priority. All waste materials will be removed from the site by the developer on a daily basis.

The development once complete will not generate any waste.

Siting impacts

The development will not interrupt views of or disrupt access to the river and its environs.

The developer will not need to obtain Land Owners consent as the property enjoys presumptive title via *Ad Medium Filum Aquae* rule.

Visual appearance

As discussed above, the development will have minimal visual impacts due to the differing ground levels.

Design impacts

The proposed development will have a significant impact on the appearance of the site. Due to its size and structure, this is unavoidable. Muted tones will be used where applicable ensuring the development blends into the setting as much as possible.

Noise, vibration, and dust

The proposed development is located in an area where there are no permanent residential dwellings in close proximity.

There will be no detectable noise, vibration, or dust emissions from the development upon completion and fully functioning.

Other considerations

It is expected the development will be used mostly during the warmer months between October/November – March/April and will see much less use during the cooler periods.

The development is expected to be used as a base or launching point for water sports, including a point for club and motel/cabin visitors to arrive and depart from.

STAFF NUMBERS

There will be no staff employed to work on the pontoon once fully installed.

WHAT PLANT OR MACHINERY

The only fixed plant that will be installed is the vertical holding columns which will be driven into the riverbed.

The proposed structure (access bridges and pontoons) can easily be removed if required.

HOURS & DAYS OF OPERATION

The proposed floating pontoon will be available to the public and visitors 24 hours per day, 7 days per week, however, no lighting is proposed at this stage.

IMPACT IDENTIFICATION

No negative impact is anticipated as a result of the proposed development.

IMPACT MINIMISATION

The proposed development will not result in any negative impact on:

- Air quality, or
- Water quality

It is considered background noise will not have any adverse impact.

No soil contamination is foreseen.

The proposed development will not generate any waste, noise emissions or air pollutants and will be fully maintained and serviced by the Euston Club.

CONSTRUCTION IMPACT

The developer will implement control measures to minimise the impacts of construction activity including:

Silt fencing

Silt fencing will be erected at the site if required.

A fence will be placed close to riverbank at the proposed location preventing any loose soil or debris from entering the river. Any such soil or debris will be removed from the site.

Vegetation impact

The development will have minimal impact on vegetation with none to be removed as part of this application.

Fauna impact

The development will have minimal impact on any fauna species as there will be minimal river bed disturbance once the vertical holding columns have been installed. No snags or logs will be removed from the water.

Rubbish and waste.

The developers will be removed all waste from the site each day. No waste will be permitted to be stored on site.

Noise

Noise will be limited to the construction stage of the development with hours being confined to the EPA-recommended times.

Any noise emissions once completed will be kept to a minimum and during daylight hours.

Dust, vibration, and other emissions

It is expected that dust, vibration, or any other type of emission during the construction stage will be kept to a minimum with works being undertaken during EPA-recommended times.

ANY OTHER ISSUES?

The development is not likely to impact on any heritage item or items of cultural significance, nor is it likely to disturb any aboriginal artifacts or relics.

DEPARTURES FROM PLANNING PROVISIONS in the DEVELOPMENT CONTROL PLAN

None known.

Planning assessment

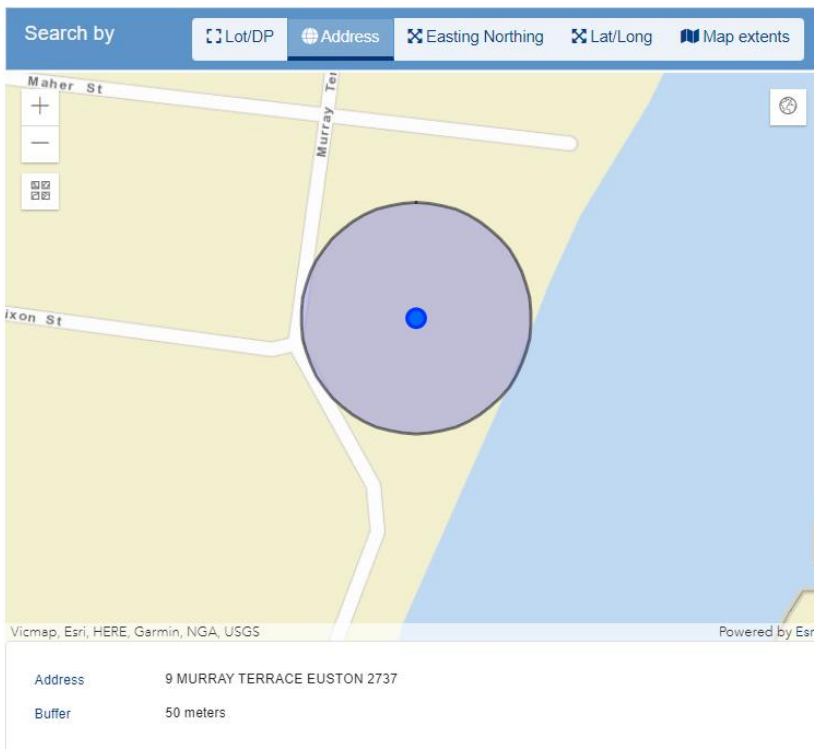
Aboriginal Cultural Heritage

The proposed works will consist of two (2) access bridges leading to curved pontoon on the Murray River.

The access bridges will be hinged. A retaining wall will also be installed beneath the access bridges.

The formwork for these slabs will be dug by hand tools to minimise the risk of harming any cultural heritage. If any item of cultural heritage is uncovered, the works will cease immediately and the necessary organisations will be notified to determine the required actions.

A search of the AHIMS database revealed no aboriginal cultural significance sites recorded in the vicinity of the proposed works.



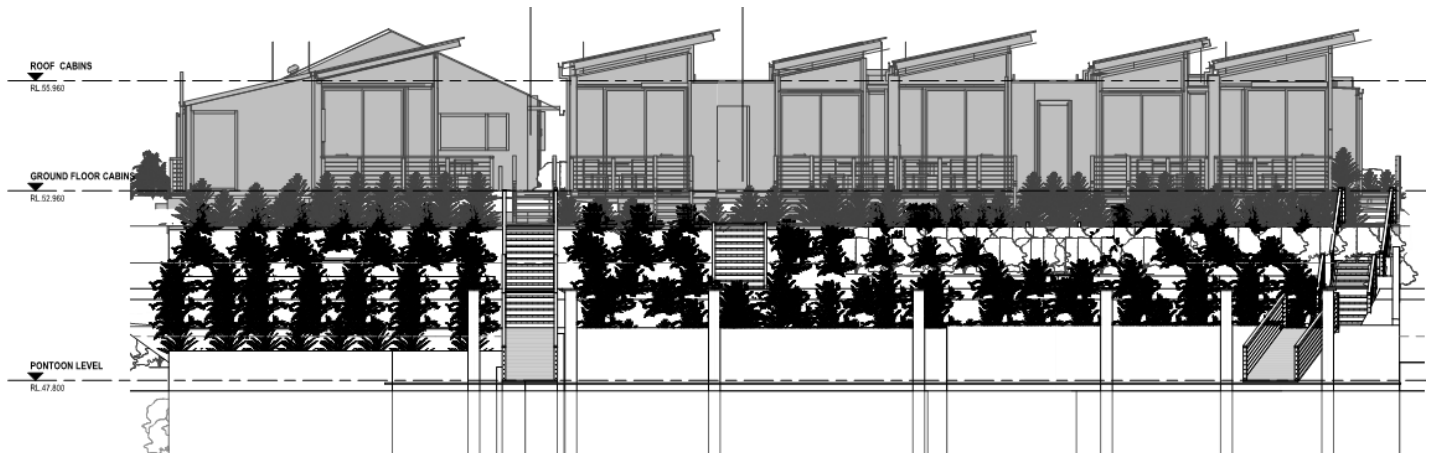
AHIMS Basic Search

Fauna

The design of the access bridges are supported by individual steel trusses and balustrades, and there will be no additional contact with the riverbank. The floating pontoon extends 28.0 metres over the bank and river being supported by truss structures and seven vertical holding columns.

The pontoon vertical holding columns and the floating pontoons will provide shelter for invertebrates and other aquatic species for grow and flourish.

No tree limbs or stumps are present near the proposed location and the riverbank is landscaped with stepped retaining walls, lawn and mature gum trees. The proposed works will have no significant impact on the habitat of terrestrial or aquatic fauna.



MILLBOARD or SIMILAR ENGINEERED TIMBER
STAIR THREAD, STAIR LANDING, BALUSTRADED
PONTON RAMP FLOOR, PONTON DECK



BLACKWOOD CONCRETE SLEEPERS
RETAINING WALLS

Proposed elevation plan

State Environmental Planning Policy (Biodiversity and Conservation) 2021

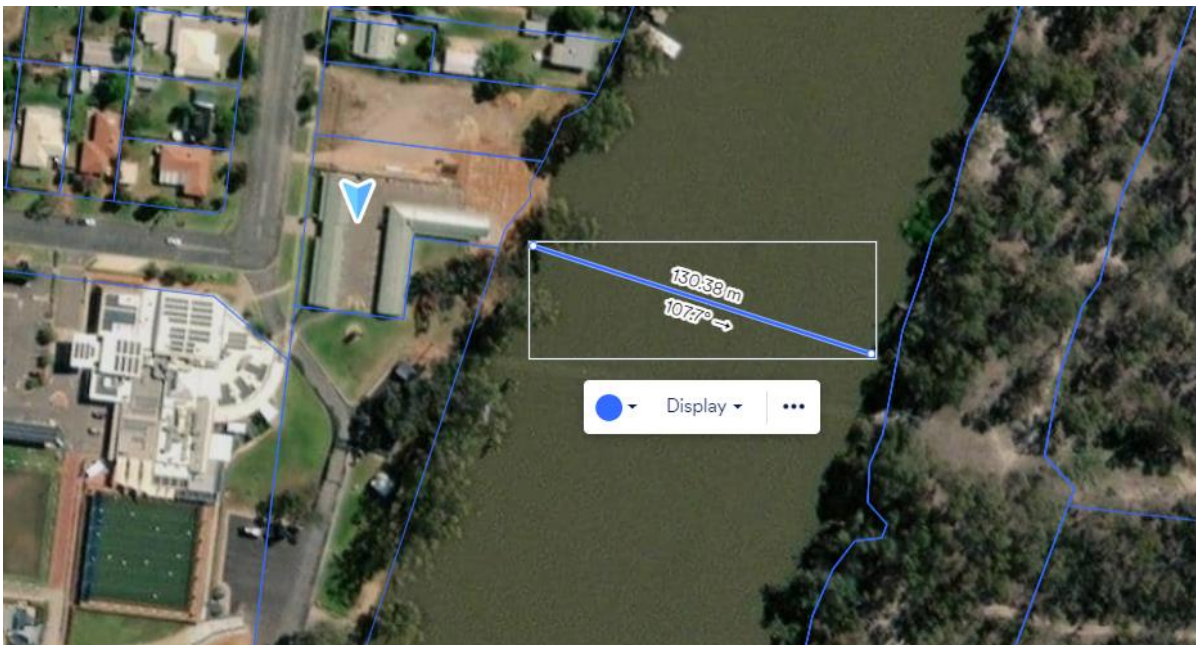
The State Environmental Planning Policy (Biodiversity and Conservation) 2021 sets out specific principles that need to be considered when undertaking any development on land the plan applies to. A response to these principles follows:

Access

The proposed works will have no adverse impact of the public's ability to access the river or foreshore area. Access to the site and surrounding area will be unchanged as a result of the proposed works.

The proposed pontoons and support structures will extend into the Murray River. The river is approximately 130 metres wide at this point therefore, navigation of the river will not be adversely impacted.

Markers and navigation aids will be installed on the structure as required to satisfaction of Roads and Maritime NSW.



Nearmaps

Bank disturbance

Bank disturbance will be confined to the construction period of the proposed works and will be minor in nature. It will be limited to the disturbance caused by the formwork for the truss supports and retaining wall and foot traffic of workers on site. No further bank disturbances will occur upon completion of the structure.

Flooding & pollution

The subject site is not subject to inundation by floodwaters however, the recent flooding event did inundate the site to a certain extent. The proposed structure (access bridges and pontoons) can easily be removed in case of any future flood events, the vertical holding columns can remain in the water (appropriate signage will be installed warning river users of the location of the holding columns).

The proposed development will not impede any future floodwaters and is designed to have limited impact on the flow of the river.

Due to the design, scale and location, the development will not increase hazards or risks from flooding.

The proposed works will have no negative impact on any adjoining sites and there will be no impact on the ability of emergency services to gain access when required.

There will be no increased risk of pollution during flooding or low water levels caused by the proposed development and will not be used to store chemicals or any other potential contaminants.

Land degradation

The proposed development consists of the fixed point on the riverbank and protrudes 20.113 metres into the waterway. The development will have minimal impact on the riverbank.

All surrounding land, including between and under the access bridges will be fully maintained by the Euston Club Motel.

There will be minimal excavation at the site and will only occur during the construction of the development.

Landscape

The area of the proposed development has been previously landscaped with lawn and naturally growing river gum trees.

No vegetation removal is proposed as part of this application.



Image from Euston Club Motel website

River related uses

The proposed development will have an essential relationship with the Murray River. The river is a popular tourist attraction with visitors making use of the unique position with the natural beauty of the river red gums on the riverbanks and offering options for relaxation and recreational water sports.

Water quality

There will be no effect on water quality as a result of the proposed development.

The developer will take all possible measures to prevent any negative impact on water quality during construction. This will include:

- Construction activity limited to periods of suitable weather.
- A suitable barrier will be erected to prevent any contaminants from entering the river.
- No 'snags' will be removed from the river.

Construction Impact

The developer will implement control measures to minimise the impacts of construction activity including:

Silt fencing

Silt fencing will be erected at the site if required.

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Rubbish and waste

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Noise

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Any noise emissions once completed will be kept to a minimum and during daylight hours.

Dust, vibration, and other emissions

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Balranald LEP

Although the subject site is not located within Zone W2 – Recreational Waterways, it is important the objectives of this zone are considered.

Objectives of zone

- *To protect the ecological, scenic and recreation values of recreational waterways.*
- *To allow for water-based recreation and related uses.*
- *To provide for sustainable fishing industries and recreational fishing.*

The location of the proposed development is adjacent to the existing Euston Club and Euston Motel/Cabins complex, and is currently landscaped with lawn, naturally grown established river gums and a small retaining wall.

There will be minimal impact on the aquatic habitat once the development is completed. The placement of the vertical holding columns will be the only riverbed disturbance.

The development will be contained to a single location on the site thereby minimising scenic impacts.

The development will have a positive effect on the recreational values of the precinct and will encourage locals, visitors and holidaymakers to visit the site.

The development will provide a permanent structure for guests to use whether it be fishing, boating or other forms of water-based recreational activities.

There will be no adverse effect on fishing activities in the area due to the proposed development instead, it will offer a permanent, safe alternative option for local fishing.

STATEMENT OF ENVIRONMENTAL EFFECTS

SEE Checklist

YES	NO	SITE SUITABILITY
	X	Property dimensions/contours/slope
	X	Existing development
	X	Details of the character and amenity of the locality and surrounding streetscape and all structures on adjacent land.
	X	Details on any natural hazards affecting the site (<i>ie bushfire prone, flooding, subsidence, slip, mass movement, acid sulphate soils</i>)
	X	Details on any heritage matters. Significance of items, landscapes, areas, places or relics and practices.
	X	Details on any natural features including native vegetation, fauna habitat, land formations, rivers and streams.
	X	Details of existing services, easements, right of way.
	X	Business hours, no. of employees etc (<i>industrial/commercial/change of use/home business development</i>).
	X	Safety, security and crime prevention issues (<i>industrial/commercial developments</i>).

CURRENT AND PREVIOUS USES

	X	Details of any previous or existing land uses/activities.
	X	Details of land use/activities of adjoining properties.
	X	Details of any potential contamination from past uses or practices (known or suspected).

ACCESS AND TRAFFIC

	X	Details of accessibility for vehicles, pedestrians, bicycles and disabled persons.
	X	Details of road hierarchy/width proposed.
	X	Number and type of car parking spaces.
	X	Off street loading (<i>industrial/commercial development</i>).

PRIVACY, VIEWS AND OVERSHADOWING

	X	Details on visual and acoustic privacy maintenance/controls for the development and adjoining properties.
	X	Sunlight (solar) access and overshadowing.
	X	Views/vistas. From, across and or/or towards the site.
	X	Edge conditions, ie boundary treatments/landscaping/fencing/retaining walls etc.

SOIL AND WATER

	X	Details on water conservation measure (ie AAA water saving shower heads, dual flush 3/6 litre toilets etc)
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	X	Details on soil conservation measures (<i>silt traps and filters, spillage prevention, storage/disposal of wastes</i>).
	X	Proposed method of stormwater disposal and quality controls.

YES	NO	FLORA AND FAUNA
	X	Existing vegetation (<i>must be clearly identified on a plan</i>)
	X	Is native vegetation and/or fauna habitat present (fauna habitat is native vegetation, caves, dead trees, hollow-baring trees, bush rock and rocky outcrops, wetlands, streams, lakes, ponds, dams (<i>if yes, an 8 Part Test must be completed. Please ask for details</i>).
	X	Adjacent to National Parks/State Recreation Area/Native Reserve.
	X	Proposed landscaping treatments.

ENERGY

	X	Details of proposed energy conservation, ie design, materials, solar lighting and heating, ventilation, shading elements, insulation, appliances and machinery.
	X	Does the proposal require a BASIX certificate (www.BASIX.nsw.gov.au)

WASTE

	X	Details of proposed waste facilities and control (during and after construction)
	X	Detail prevention of soil contamination
	X	Detail prevention of waterway, drainage line, pond or dam contamination
	X	Detail prevention of airborne emissions or contaminants
	X	A <i>Site and Soil Assessment</i> for a sewerage management system (rural dwellings).

Applicant's signature:

Date: July 2023